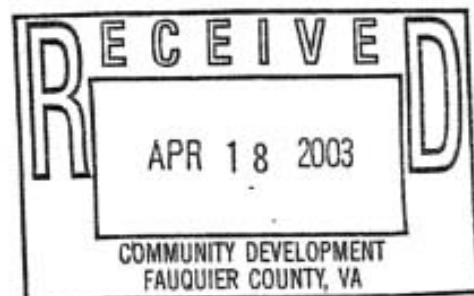


**SPECIAL EXCEPTION REQUEST
STATEMENT OF JUSTIFICATION
for**



NEW BALTIMORE GARAGE, INC.
P.I.N. 7906 - 21- 1989 * Scott Magisterial District * 0.5956 Acre

April 18, 2003

New Baltimore Garage has been an existing business in Fauquier County for over 55 years and has been in this location since 1955, providing truck repair and parts to a magnitude of loyal customers and the general public. Presently, the garage employs 22 people and is open for business weekdays from 7:30 am to 4:30 pm, with some emergency hours of operation on weekend for towing request.

This special exception request is for the purpose of constructing a new facility for truck repairs and related office, restroom and mechanical room to support the vehicle repair facility. The new facility will consist of approximately 3600 square feet of floor space and will be located behind the existing parts sale office. An existing residence, presently used for offices and employee restrooms, will be demolished to make room for the new facility. The proposed facility is to provide an all-weather service and repair building for the existing employee that have been in recent year working outside on the customer vehicles. It is not anticipated that any additional employees will be hired for this new facility. At the same time the owner does not anticipate an increase in generated traffic by this expansion, since it is for the present volume of repair work at New Baltimore Garage and providing his employee a suitable place to work.

The special exception request for this new facility is based on the fact that this use exists in an existing **VILLAGE DISTRICT** which does not allow commercial uses. The New Baltimore Garage use is defined as a "Non- Conforming Use". Under Section 10-102 of the Fauquier County Zoning Ordinance, a Non-Conforming Use may be continued and enlarged which has been in existence since May 9, 1968, which this use does. The Ordinance goes on to say that upon issuance of a special exception by the Board of Supervisors, the use may be granted if the non-conforming use is enlarged not to exceed twenty-five (25%) of the total area of land occupied by the use and to a total extent not to exceed twenty-five(25%) of the gross floor of the building(s) in which such non-conforming use is conducted.

According to the Fauquier County Property Appraisal Summary of Building for this property, 14,533 square feet of building floor space occupy this use. Twenty - five (25%) of this floor space allows for 3633 square feet of expansion under the Ordinance, which we base our justification for approving this special exception request for the proposed expansion.